
General Plan Housing Element (2015-2023)

INITIAL STUDY/ NEGATIVE DECLARATION

**Lead Agency:
City of Dublin**

**Prepared By:
Jerry Haag, Urban Planner**

September, 2014

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City of Dublin
**Environmental Checklist/
Initial Study**

Introduction

This Initial Study has been prepared in accord with the provisions of the California Environmental Quality Act (CEQA) and assesses the potential environmental impacts of implementing the proposed project described below. The Initial Study consists of a completed environmental checklist and a brief explanation of the environmental topics addressed in the checklist.

Project Sponsor & Contact Person

City of Dublin
Community Development Department
100 Civic Plaza
Dublin CA 94568
(925) 833 6610

Attn: Marnie Delgado, Senior Planner

Project Location and Context

The City of Dublin consists of approximately 14.9 square miles of land area lying in eastern Alameda County, also known as the Livermore-Amador Valley, or the Tri-Valley area. Surrounding jurisdictions include San Ramon and unincorporated Contra Costa County to the north, unincorporated Alameda County to the east and west and the cities of Pleasanton and Livermore to the south.

Major features in the community include the I-580 freeway, which forms the southern boundary of Dublin and the I-680 freeway that extends in a north south direction just east of downtown Dublin. The City is also served by the Bay Area Rapid Transit District (BART), with two stations: the Dublin/Pleasanton station and the West Dublin station.

Exhibit 1 shows the location of Dublin in relation to surrounding communities and other major features.

Topographically, the community is generally flat north of the I-580 corridor, transitioning to rolling hillsides in the northern, eastern and western portions of Dublin.

Major land uses comprising Dublin include the commercial downtown area north of the I-580 freeway generally located between San Ramon Road and Village Parkway with predominantly low density, single-family dwellings surrounding the

downtown area.

Parks Reserve Forces Training Area (RFTA, also known as Camp Parks) is located in the approximate center of Dublin and is used for military training purposes. Approximately 189 acres along the southern portion of Parks RFTA was recently transferred to a private party and a Specific Plan has been approved on this portion of the military facility, known as Dublin Crossings.

The newest developing portion of Dublin is Eastern Dublin, consisting of approximately 4,200 acres of land located east of Parks RFTA, north of I-580, south of the Alameda County-Contra Costa County line and west of the unincorporated Doolan Canyon area. Eastern Dublin has been urbanizing since adoption of the Eastern Dublin General Plan Amendment and Specific Plan in 1993 and the area now contains a mix of single-family dwellings, multiple-family dwellings, commercial, parks, schools, open spaces and government facility land uses. Completion of the Dublin/Pleasanton Bay Area Rapid Transit (BART) station has facilitated development of high-density housing complexes in this portion of Dublin.

In 2011, the Dublin City Council adopted the Downtown Dublin Specific Plan to encourage higher intensity residential development in this portion of the community as well as more pedestrian-friendly retail and other uses.

Project Description

Background. The proposed project includes the adoption of the 2015-2023 Housing Element of the Dublin General Plan. The State of California has mandated that all local jurisdictions within the Bay Area have approved current Housing Elements to reflect current “fair share” housing allocations for each City and County. The State Housing and Community Development Department (HCD) will review all Housing Elements to determine compliance with State Law governing the content of these Elements.

Housing Elements are legal documents, included within a community’s General Plan, that identify housing conditions, provide an assessment of housing needs during the planning period, identify housing resources, opportunities and constraints and establish policies, programs and quantified housing objectives to achieve housing needs.

Housing Goals. The proposed 2015-2023 Housing Element maintains many of the goals and policies that have been adopted as part of the current Housing Element. Following is a summary of housing goals contained in the draft 2015-2023 Housing Element:

- Goal A: Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents.
- Goal B: Expand housing opportunities for all segments of Dublin’s population.
- Goal C: Use public and private resources to maintain and enhance existing residential neighborhood characteristics.

Goal D: Provide housing opportunities for all Dublin residents, regardless of race, color, ancestry, national origin, religion, age, gender, marital status, family status, disability, source of income, sexual orientation or any other arbitrary factor.

Goal E: Promote energy efficiency and conservation throughout Dublin.

Each of the above goals includes a number of specific programs intended to achieve these goals. A full description of Housing Element goals and programs are included in the draft *City of Dublin 2015-2023 Housing Element* (August 2014) which is available at the Dublin Community Development Department during normal business hours. This document is incorporated by reference into this Initial Study.

Fair Share Housing. State law mandates that each jurisdiction, in its Housing Element, plan and provide for specific numbers of housing units at different income levels during each Housing Element cycle. For the 2015-2023 Housing Element cycle, the City of Dublin is obligated to provide sites for 2,285 housing units, distributed as shown in Table 1. Table 1 also summarizes the goals for home repair and rehabilitation, rental assistance, home purchase assistance and at-risk housing.

Table 1. City of Dublin Regional Housing Needs Allocation (RHNA)

Income Category	Dwelling Units	Home Repair/ Rehabilitation	Rental Assistance	Home Purchase Assistance	At-Risk Housing
Extremely Low Income	398	0	350	0	0
Very Low Income	398	16		0	0
Low Income	446	16		0	0
Moderate Income	425	0	0	10	0
Above Moderate Income	618	0	0	10	0
Total	2,285	32	350	20	0

Source: Draft City of Dublin 2015-23 Housing Element, August 2014

The draft Housing Element notes that the City of Dublin has approved a number of housing projects prior to January 1, 2014, which, under state law, are counted as partially fulfilling the jurisdiction's regional housing needs. Specifically, approved projects, including the Kingsmill mixed-use project and a 76-unit affordable housing project within Downtown Dublin (also known as the Crown Chevy redevelopment site) and 1,139 above-moderate dwellings in both the Downtown Dublin Specific Plan area and the Eastern Dublin Specific Plan area provided a total of 1,215 dwellings.

Housing opportunity sites. Potential Eastern Dublin housing sites identified in the draft Housing Element to accommodate Dublin's fair share housing obligations are shown in Exhibit 3 with a description of each shown on Table 2. Table 2 indicates that the City could accommodate up to 1,620 dwellings in Eastern Dublin based on anticipated residential densities.

In addition to the housing sites shown on Table 2, a number of housing sites are located in the downtown portion of Dublin, located along Dublin Boulevard, west of the I-680 freeway, south of Amador Valley Boulevard and east of San Ramon Road. These properties are governed by the Downtown Dublin Specific Plan, adopted in 2011 and amended in 2014. The Downtown Dublin Specific Plan allows construction of up to 2500 dwellings, of which 1,009 dwellings have been entitled or constructed.

No amendments to the Dublin General Plan, any applicable Specific Plan or rezonings are needed to achieve the City's regional housing needs.

Table 2. Housing Element Vacant Housing Opportunity Sites

No.*	Owner	Min. Units	Max. Units	Potential Units	Potential Affordability	Size (ac.)	APN	Existing Use
1	Croak	104	692	346	above moderate	115.4	905-0002-002/ 905-0002-001-01	vacant
2	Righetti	59	134	77	above moderate	9.6	905-0001-005-02	vacant
3	Branaugh	59	136	78	above moderate	9.7	905-0001-004-04	vacant
4	Kobold	12	28	16	above moderate	2.0	985-0028-002	rural home
5	McCabe	6	14	10	moderate	1.0	986-0028-002	single-family home
6	Croak	63	146	104	moderate	10.4	905-0002-001-01	vacant
7	Tipper	50	115	82	moderate	8.2	986-0004-01	vacant
8	Anderson	99	175	108	moderate	7.0	--	vacant
9	Beltran/ Spertslog	45	80	64	moderate	3.2	--	vacant
10	Chen	56	100	80	moderate	4.0	985-0027-002	vacant
	Total	553	1,620	965		170.5		

* See Exhibit 3 for site locations

Source: City of Dublin Draft Housing Element, August 2014

All sites in Table 2 are within the Eastern Extended Planning Area. These sites located within the Eastern Dublin Extended Planning Area have been assumed for ultimate urban development in the Eastern Dublin Specific Plan. A number of sites are located along Tassajara Road, including Sites 4, 5, 7 and 9. These sites are generally smaller in size than sites located further east (Sites 1, 2, 3, 6, 8 and 10) which are characterized by gently rolling hills and some steeper areas.

All of the housing opportunity sites are presently designated for urban-level intensity and development in the Dublin General Plan and applicable Specific Plan. Future development of the sites have undergone one or more levels of prior environmental review. The proposed Housing Element anticipates development that could occur under the General Plan, but neither proposes or approves individual development

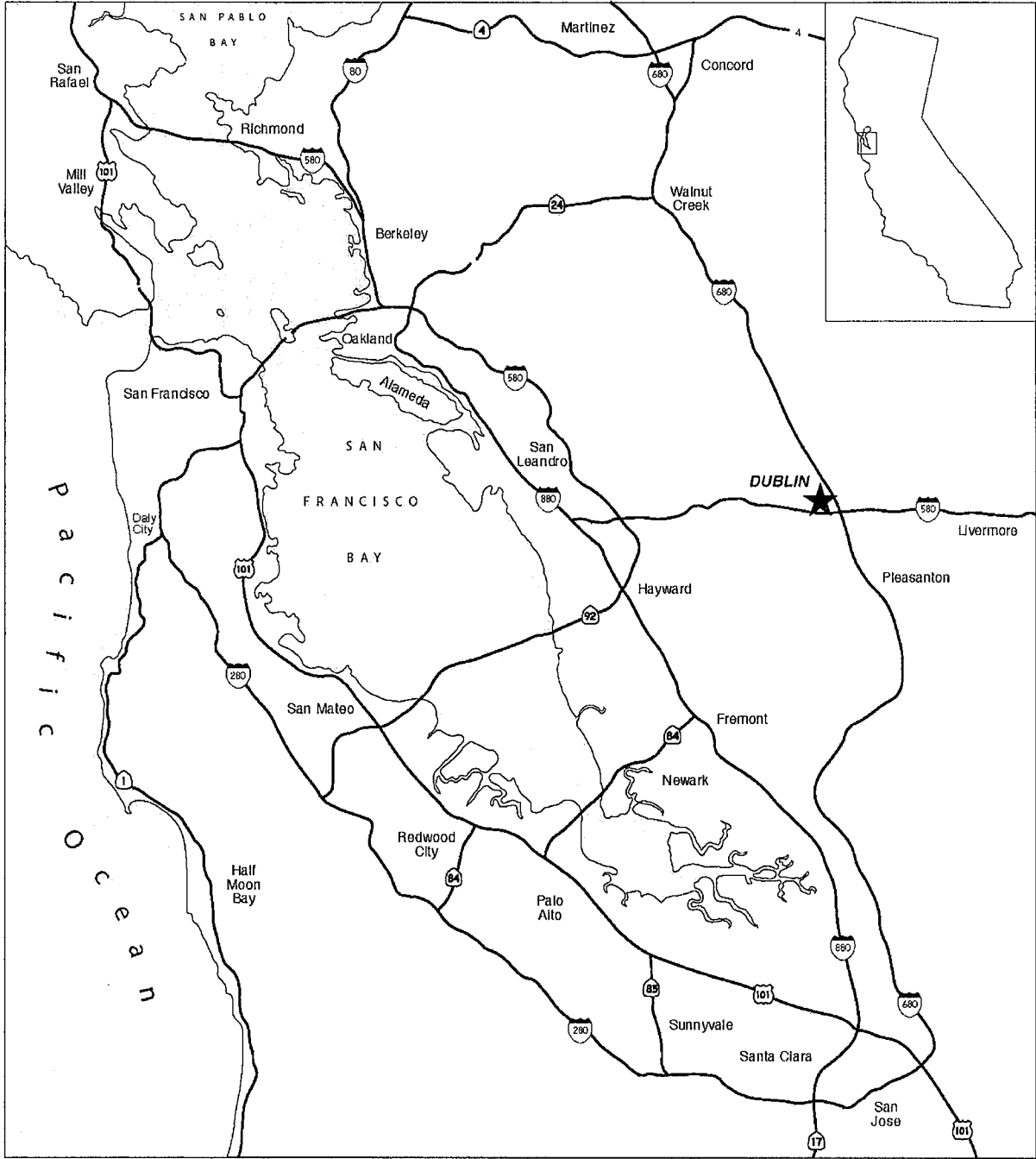
projects. As in the current Housing Element, the 2015-2023 Housing Element continues to provide a policy and program framework that is receptive to future residential development proposals. The proposed Element also continues to take advantage of currently planned higher densities for transit-oriented development.

Implementation of future housing development will generally continue upon application to the City for approval to construct site-specific projects that could be facilitated by the 2015-2023 Housing Element policies and programs. All future development will require the issuance of Site Development Review (SDR) permits by the City of Dublin. The purpose of SDR permits is to ensure compliance with City development and design standards. Other permits may also be required by the City prior to approval of individual housing projects, including but not limited to subdivision maps.

At this point, it is unknown which housing opportunity sites will be proposed for development. The background CEQA documents identified later in this Initial Study assume development of the sites, but applications for a particular project site, design, environmental conditions and timing would be under the control of the individual housing developer.

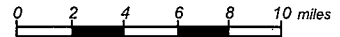
Additional CEQA review may be required in the future for individual housing applications submitted on identified sites for review and approval by the City of Dublin.

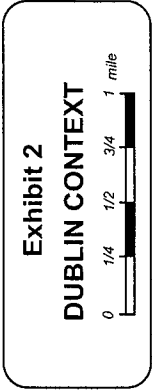
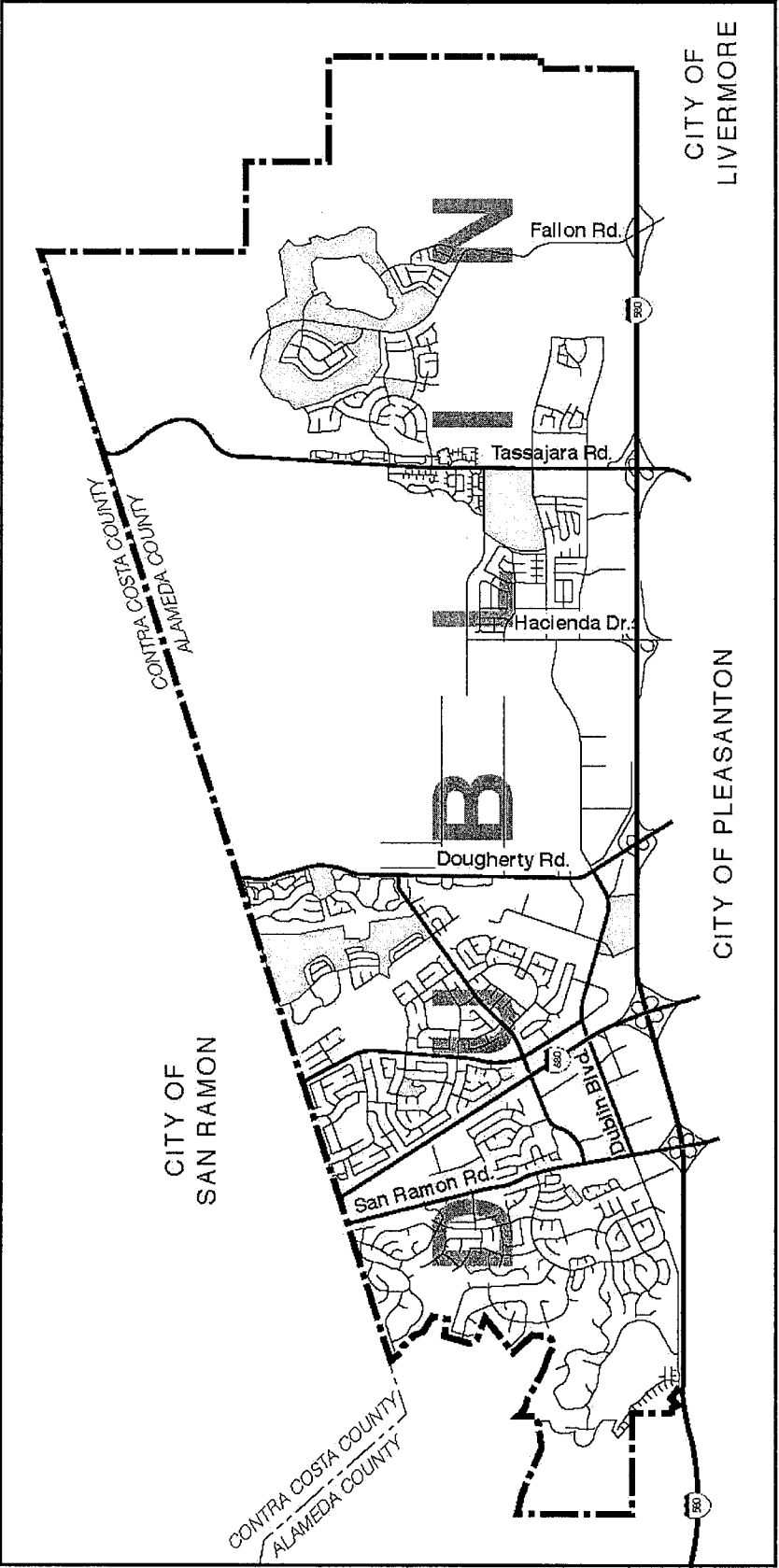
Blue Ox Associates, Berkeley, California 01-27-2014



CITY OF DUBLIN
2015-23 HOUSING ELEMENT UPDATE
INITIAL STUDY

Exhibit 1
REGIONAL LOCATION





CITY OF DUBLIN
2015-23 HOUSING ELEMENT UPDATE
INITIAL STUDY

1. **Project description:** Adoption of the 2015-2023 Housing Element as part of the Dublin General Plan
2. **Lead agency:** City of Dublin
3. **Contact persons:** Marnie Delgado, Senior Planner
4. **Project location:** City-wide
5. **Project sponsor:** City of Dublin
6. **General Plan designation:** Various
7. **Zoning:** Various
8. **Other public agency required approvals:**
Certification by the California Department of Housing and Community Development

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

-	Aesthetics	-	Agricultural Resources	-	Air Quality
-	Biological Resources	-	Cultural Resources	-	Geology/Soils
-	Hazards and Hazardous Materials	-	Hydrology/Water Quality	-	Land Use/Planning
-	Mineral Resources	-	Noise	-	Population/Housing
-	Public Services	-	Recreation	-	Transportation/Circulation
-	Utilities/Service Systems	-	Mandatory Findings of Significance		

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

 X I find that the proposed project **could not** have a significant effect on the environment and a **Negative Declaration** will be prepared.

 I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

 I find that although the proposed project **may** have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but must only analyze the effects that remain to be addressed.

___ I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project.

Signature: Jerry Haug Date: 7/12/14
Printed Name: Jerry Haug For: City of Dublin

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "no impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "no impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "no impact" answer should be explained where it is based on project-specific factors as well as general factors (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) In some instances, an "LS, Less-than-Significant Impact" response may reflect that a specific environmental topic has been analyzed in a previous CEQA document and appropriate mitigation measures have been included in a previous CEQA document to reduce this impact to a less-than-significant level. In a few instances, some previously analyzed topics were determined to be significant and unavoidable and mitigation of such impact to a less-than-significant level is not feasible. In approving the Eastern Dublin and Downtown Dublin Specific Plan projects, the City of Dublin adopted Statements of Overriding Considerations for the significant unavoidable impacts identified in the respective EIRs. For the proposed 2015-2023 Housing Element update, such environmental impacts have been adequately analyzed and no new impacts would occur.
- 3) All answers must take account of the whole action, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 4) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "potentially significant impact" entries when the determination is made, an EIR is required.
- 5) "Negative Declaration: Less-Than-Significant Unless Mitigation Incorporated" implies elsewhere the incorporation of mitigation measures has reduced an effect from "potentially significant effect" to a "less than significant impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

Environmental Impacts (Note: Source of determination listed in parenthesis. See listing of sources used to determine each potential impact at the end of the checklist)

Earlier Analyses

Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Reference CEQA Guideline Section 15063 (c)(3)(d).

Portions of the environmental analysis for this Initial Study refer to information contained in the one or more of the EIRs or NDs listed below. The draft Housing Element does not propose any General Plan or applicable Specific Plan land use changes or any rezoning of properties. The City proposes to meet its RHNA through existing land use and zoning designations. The following environmental review documents assumed these existing designations and/or zoning in their analyses.

- Eastern Dublin General Plan Amendment and Specific Plan EIR (SCH # 91103064, certified by City Council Resolution No. 51-93 on May 10, 1993. This document is also known as the Eastern Dublin EIR in this Initial Study. Multiple Addenda to this EIR have been certified by the City.
- Downtown Dublin Specific Plan Environmental Impact Report (SCH# 20100022005), certified by City Council Resolution No. 8-11, adopted February 1, 2011 and the subsequent Addendum certified by City Council Resolution No. 50-14, adopted May 6, 2014. On May 6, 2014, the City adopted Resolution No. 50-14, approving a CEQA addendum to the 2011 EIR in connection with amendments to increase maximum residential development in the specific plan area to 2500 units. The EIR and addendum are collectively referred to herein as the Downtown Dublin Specific Plan (DDSP) EIR.

The related impacts and mitigations for each resource area are briefly summarized in the initial study discussion sections below. The certified EIRs should be consulted for full discussion of the referenced impacts and mitigation measures. These documents are incorporated herein by reference and are available for public review at the Dublin Community Development Department, 100 Civic Plaza, during normal business hours.

Environmental Impacts (Note: Source of determination listed in parenthesis. See listing of sources at end of checklist used to determine each potential impact).

Note: A full discussion of each item is found following the checklist.

1. Aesthetics. *Would the project:*

- a) Have a substantial adverse impact on a scenic vista? (Source: 1, 2)
- b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings and historic buildings within a state scenic highway? (Source: 1, 2)
- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2)
- d) Create a new source of substantial light or glare, which would adversely affect day o nighttime views in the area? (Source: 7)

2. Agricultural Resources. *Would the project:*

- a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as show on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? (Source: 1, 2)
- b) Conflict with existing zoning for agriculture use or a Williamson Act contract? (1, 8)
- c) Conflict with existing zoning for, or cause rezoning of forestland (as defined by PRC Sec. 12220(g), timberland (as defined in PRC Sec. 4526), or timberland zoned Timberland Production (as defined in PRC Sec. 51104 (g)? (Source: 1, 2)
- d) Result in the loss of forest land or conversion of forest land to non-forest use? (1, 2)
- e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to a non-agricultural use or conversion of forestland to a non-forest use? (Source: 1, 2)

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
			X
		X	
		X	
		X	
			X
			X
			X
			X
			X

3. Air Quality (Where available, the significance criteria established by the applicable air quality management district may be relied on to make the following determinations).

Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2)
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 8)
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors? (1,2,8)
- d) Expose sensitive receptors to substantial pollutant concentrations? (8)
- e) Create objectionable odors affecting a substantial number of people? (8)

4. Biological Resources. *Would the project*

- a) Have a substantial adverse effect, either directly through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service? (1, 2)
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service? (1, 2)
- c) Have a substantial adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means? (1, 2)

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
			X
			X
			X
		X	
			X
		X	
		X	
		X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (1, 2)			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan? (Source: 1, 2, 8)				X
5. Cultural Resources. <i>Would the project</i>				
a) Cause a substantial adverse impact in the significance of a historical resource as defined in Sec. 15064.5? (Source: 1, 2)				X
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to Sec. 15064.5? (Source: 1, 2)				X
c) Directly or indirectly destroy a unique paleontological resource or unique geologic feature? (Source: 1, 2)				X
d) Disturb any human remains, including those interred outside of a formal cemetery? (1,2)				X
6. Geology and Soils. <i>Would the project</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Fault Zoning Map issued by the State Geologist or based on other known evidence of a known fault? (Source: 4)				X
ii) Strong seismic ground shaking? (4)			X	
iii) Seismic-related ground failure, including liquefaction? (Source: 4)			X	
iv) Landslides? (Source: 4)			X	
b) Result in substantial soil erosion or the loss of topsoil? (Source: 4))			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- and off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (4)				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 4)				X
e) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for wastewater disposal? (8)				X
7. Greenhouse Gas Emissions. <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (8)				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
8. Hazards and Hazardous Materials. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (2, 4)				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous into the environment? (2, 8)			X	
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 4)			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Sec. 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (8)			X	
e) For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 8)			X	
f) For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 8)			X	
g) Impair implementation of or physically interfere with the adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 4, 8)				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (8)				X
9. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 4)			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 4)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 4)				X
d) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of a course or stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 2, 7)				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2)				X
f) Otherwise substantially degrade water quality? (Source: 1, 2, 7)			X	
g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map? (Source: 1, 7)			X	
h) Place within a 100-year flood hazard area structures which impede or redirect flood flows? (Source: 1, 7)			X	
i) Expose people or structures to a significant risk of loss, injury, and death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2)			X	
j) Inundation by seiche, tsunami or mudflow?				X
10. Land Use and Planning. Would the project:				
a) Physically divide an established community? (Source: 1,2, 4)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 4)				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 4)				X
11. Mineral Resources. <i>Would the project</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (4)				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 4)				X
12. Noise. <i>Would the proposal result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies? (4)				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 4)				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the project? (4)			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? (4)			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (8)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (8)				X
13. Population and Housing. <i>Would the project</i>				
a) Induce substantial population growth in an area, either directly or indirectly (for example, through extension of roads or other infrastructure)? (1, 2)				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2)				X
c) Displace substantial numbers of people, necessitating the replacement of housing elsewhere? (Source: 1, 2)				X
14. Public Services. <i>Would the proposal:</i>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services? (Source: 1, 2, 7)				
Fire protection?				X
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities			X	
15. Recreation:				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 6)				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 6)			X	

16. Transportation and Traffic. *Would the project:*

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and all non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit? (Source: 1, 2, 4)
- b) Conflict with an applicable congestion management program, including but not limited to, level of service and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Source: 1, 2, 4)
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: 1, 2)
- d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses, such as farm equipment? (Source: 8)
- e) Result in inadequate emergency access? (4)
- f) Conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance of safety of such facilities? (4)

17. Utilities and Service Systems. *Would the project*

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 4, 7)

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
			X
			X
			X
		X	
			X
			X
		X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (5, 8)			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (8)				X
d) Have sufficient water supplies available to serve the project from existing water entitlements and resources, or are new or expanded entitlements needed? (5)			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments? (Source: 8)			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state and local statutes and regulations related to solid waste? (8)			X	
18. Mandatory Findings of Significance.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects).
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact/ No New Impact
			X
			X

Sources used to determine potential environmental impacts

- 1) Eastern Dublin General Plan Amendment and Specific Plan EIR
- 2) Downtown Dublin Specific Plan EIR
- 3) Dublin General Plan, City of Dublin
- 4) Final Urban Water Management Plan, DSRSD, 2010 Update
- 6) Parks and Recreation Master Plan, City of Dublin, 2006 update
- 7) Discussion with City staff or service provider
- 8) Other Source

Attachment to Initial Study

Discussion of Checklist

Legend

PS:	Potentially Significant
LS/M:	Less Than Significant After Mitigation
LS:	Less Than Significant Impact
N/NNI:	No Impact/No New Impact

1. Aesthetics

Project Impacts

- a-c) *Have a substantial adverse impact on a scenic vista, damage scenic resources (including a scenic highway) or substantially degrade the visual character of a site?*
NNI. Potential housing sites identified in the proposed Housing Element are located in the Eastern Extended Planning area and in the Downtown Dublin Specific Plan area. Housing sites located in the Eastern Extended Planning Area and impacts related to scenic vistas, scenic resources and substantial degradation of the scenic characters of the various housing sites have been analyzed in the Eastern Dublin Specific Plan Environmental Impact Report (EDSP EIR).

Housing sites located within the Downtown Dublin Specific Plan area have been analyzed in the Downtown Dublin Specific Plan Environmental Impact Report (DDSP EIR).

Future site-specific housing developments anticipated by the proposed Housing Element are subject to applicable Mitigation Measures included in these two certified CEQA documents to ensure that impacts related to scenic vistas, scenic resources and the visual character of housing sites have been reduced to a less-than-significant level.

In 1996, the City of Dublin adopted the *Eastern Dublin Scenic Corridor Policies and Standards* that apply to portions of the Eastern Extended Planning Area. The purpose of this document is to implement Eastern Dublin Specific Plan (EDSP) visual protection policies as related to individual development projects. Residential development projects anticipated by the proposed Housing Element are subject to the provisions of this document, which generally require limitations on blockage of views to visually sensitive hillsides in the northern and eastern portions of the Eastern Extended Planning Area.

Applicable impacts and mitigation measures included in previously certified CEQA documents that include the housing opportunity sites (see Exhibit 3) include:

Eastern Dublin EIR

Impact 3.8/A, Standardized “Tract” Development identifies the potential impact for development to inadequately respond to natural site conditions. Adherence to Mitigation Measure 3.8/1.0, which requires consistency with EDSP Goal 6.3.4 to establish a visually distinctive community that preserves the character of the landscape, reduced this impact to a level of insignificance.

Impact 3.8/B, Alteration of Rural and Open Space Visual Character was identified as a significant and unavoidable impact even with adherence to Mitigation Measure 3.8/2, which would implement the EDSP land plan with retention of predominant natural features and encouraging a sense of openness in Eastern Dublin. This impact was included in the Statement of Overriding Considerations when adopting the underlying project (City Council Resolution No. 53-93).

Impact 3.8/C, Obscuring Distinctive Natural Features identifies the potential of EDSP buildings and related improvements to obscure or alter existing features and reduce the visual uniqueness of the Eastern Extended Planning Area. Implementation of Mitigation Measure 3.8/3.0, which would implement EDSP Policy 6-28 to preserve streams and other natural features, reduced this impact to a level of insignificance.

Impact 3.8/D, Alteration of Visual Quality of Hillsides notes that grading and excavation of building sites in hillside areas would compromise the visual quality of the EDSP area. Mitigation Measures 3.8/4.0 through 3.8/4.5 are included in the Eastern Dublin EIR to reduce Impact 3.8/D to a level of insignificance. These Mitigation Measures require implementation of EDSP Policies 6-32 through 6-38 requiring grading techniques to minimize disturbance of hillsides.

Impact 3.8/E, Alteration of Visual Quality of Ridges states that structures built in proximity to ridges may obscure or fragment the profile of visually sensitive ridgelines. Implementation of Mitigation Measures 3.8/5.0 through 3.8/5.2 would reduce this impact to a less-than-significant level. These measures require the implementation of EDSP Policies 6-29 and 6-30 and Parks and Open Space Element Guiding Policy 3.4.1.A.3. Restrict structures on the hillsides that appear above major ridgelines and Implementing Policy 3.4.1.B.4, use subdivision design and site design review process to preserve or enhance the ridgelines that form the skyline as viewed from freeways (I-580 or I-680) or major arterial streets.

Impact 3.8/F, Alteration of Visual Character of Flatlands states that buildout of the Eastern Dublin Specific Plan will alter the visual character of the Eastern Dublin area by reducing valley grasses and agricultural fields. No mitigation was identified for this impact and it was deemed to be significant and unavoidable. This impact was included in the Statement

of Overriding Considerations for the project (City Council Resolution No. 53-93).

Impact 3.8/G, Alteration of Visual Character of Watercourses found a potentially significant impact with regard to planned development adjacent to watercourses that would reduce the visibility and function of watercourses as a distinct landscape. Mitigation Measure 3.8/6.0 reduced this impact to a less-than-significant level by requiring development adjacent to creeks to maintain visual access to such streams.

Impact 3.8/I, Scenic Vistas, includes alteration of the character of existing scenic vistas and important sightlines. With implementation of Mitigation Measures 3.8/7.0 and 3.8/7.1, this impact would be reduced to a level of insignificance. Mitigation Measure 3.8/7.0 requires adherence to EDSP Policy 6-5 to preserve views of open space areas and Measure 3.8/7.1 requires the City to conduct a visual survey of the EDSP area and to identify and map viewsheds of scenic vistas.

Impact 3.8/J, Scenic Routes, identifies that urban development within the EDSP area will significantly alter the visual experience of travelers on scenic routes in Eastern Dublin. Implementation of Mitigation Measures 3.8/8.0 and 8.1 will reduce this impact to a level of insignificance. These two measures require implementation of EDSP Action Programs 6Q and 6R that requires the City to adopt scenic corridor policies. The City adopted the Eastern Dublin Scenic Corridor Policies and Standards by Resolution No. 34-96 on March 26, 1996.

Downtown Dublin Specific Plan EIR

The Downtown Dublin Specific Plan EIR identified no significant impacts, and noted that the Downtown Dublin Specific Plan includes detailed development standards and design guidelines that will result in more visually appealing development in the Downtown.

With adherence to the above Eastern Dublin EIR Mitigation Measures and Downtown Dublin Specific Plan Design Guidelines, there would be no new or more severe significant impacts related to scenic vistas, damage to scenic resources, including scenic highways, or substantial degradation of the visual character of identified housing sites than identified in the prior EIRs. No additional analysis is required. For significant and unavoidable impacts, such as Alteration of Rural/Open Space Character and Visual Character of Flatlands, a Statement of Overriding Considerations was adopted when approving the Eastern Dublin Specific Plan (City Council Resolution No. 53-93).

- d) *Create light or glare?* LS. Housing sites located in the Eastern Extended Planning Area are generally within undeveloped or sparsely areas; however, all are programmed for future urban uses pursuant to the Dublin General Plan and

Eastern Dublin Specific Plan. Minimal lighting sources are present on many of these sites, primarily yard lights from scattered rural farmsteads. The City of Dublin Community Development Department staff will review all future individual housing development projects as part of required Site Development Review (SDR) permit applications ensure that spillover of light and glare from individual housing sites is limited. Standard conditions of approval will be imposed to ensure that spillover of light and glare from individual housing sites is limited.

For future residential development within the Downtown Dublin Specific Plan area, the Specific Plan includes design guidelines that address limiting spillover of future light and glare. These include discouraging flood lighting on building exteriors, use of indirect and uplighting, directing light fixtures downward, limitations on “overlighting” of buildings and installation of lighting at regular intervals to minimize creation of light and dark pockets. The EIR found a less than significant impact based on compliance with these design guidelines. Development of the housing units in the DDSP area would result in no new or more severe significant impacts related to light and glare than identified in the DDSP EIR and no additional analysis is required

Overall, light and glare impacts associated with the proposed Housing Element will be less-than-significant.

2. Agricultural & Forestry Resources

Project Impacts

- a-c) *Convert Prime Farmland, conflict with agricultural zoning or a Williamson Act Conservation Agreement or convert prime farmland to a non-agricultural use?* NNI. Impacts with respect to conversion of prime farmland to urban uses, discontinuation of agricultural land uses and indirect impacts of non-renewal of Williamson Act land conservation contracts were analyzed in the Eastern Dublin EIR for the entire Eastern Extended Planning Area. These impacts were deemed insignificant except for the cumulative loss of agricultural lands, which was significant and unavoidable (Impact 3.1/F). Approval of the Housing Element anticipates future construction of residential development projects, with some of the housing sites within the Eastern Extended Planning Area. Development of the housing units in this area would result in no new or more severe significant impacts related to agricultural lands than identified in the prior EIR and no additional analysis is required.

All housing sites in the Eastern Dublin Specific Plan area are zoned as PD-Planned Development. None of these sites support agricultural uses or operations. Housing Site 1 was subject to a Williamson Act Land Conservation Agreement in 1993 at the time the Eastern Dublin EIR was certified; however, based on a discussion with the property owner, the contract was non-renewed

and was terminated in 2010 (source: P. Croak, property owner representative, 8/29/14).

Housing sites within the Downtown Dublin Specific Plan area are not zoned or developed for agricultural uses nor is there a Williamson Act contract on these sites. There would be no agricultural resource impacts of future housing development on these sites.

- d) *Result in the loss of forest land or conversion of forest land to a non-forest use?* NI. No forest land exists within the Eastern Dublin Specific Plan area or the Downtown Dublin Specific Plan area; therefore, no impact would result with respect to this topic. No additional analysis is required.
- e) *Involve other changes which, due to their location or nature, could result of forest land to a non-forest use?* No Impact. See item "d," above.

3. Air Quality

Project Impacts

- a) *Would the project conflict or obstruct implementation of an air quality plan?* NI. Residential dwellings included in the Housing Element are currently included within the Dublin General Plan and current land use projections prepared by the Association of Bay Area Governments (ABAG), which are used for air quality emissions included in the Bay Area Air Quality Management District's Clean Air Plan.

No impacts are therefore anticipated with respect to conflicts to or obstructions of the Clean Air Plan.

- b,c) *Would the project violate any air quality standards or result in cumulatively considerable air pollutants?* NNI. The Eastern Dublin EIR analyzed impacts related to both project-level air quality impacts as well as cumulative impacts to regional air quality. Identified impacts in this EIR included Impact 3.11/A (dust deposition from construction activity), Impact 3.11/B (construction equipment and vehicle emissions), Impact 3.11/C (mobile sources of Reactive Organic Gasses and Nitrogen Oxide) and Impact 3.11/E (stationary source emissions). All of these air quality impacts were found to be significant and unavoidable and in approving the Eastern Dublin General Plan Amendment and Specific Plan, a Statement of Overriding Considerations was adopted for project and cumulative air quality emissions (City Council Resolution No. 53-93).

The Downtown Dublin Specific Plan EIR found that buildout of future land uses within Downtown Dublin would not result in significant impacts with respect to short-term air emissions or long-term air emissions.

Impacts of constructing future dwellings included in the proposed Housing Element have been analyzed in previous CEQA documents identified in the Earlier Analysis section of this Initial Study. There are no new or more severe significant impacts related to air quality than identified in the prior EIRs and no new analysis is required. All air quality Mitigation Measures contained in previous CEQA documents will continue to apply to future residential construction occurring in each of the respective areas covered by the previous CEQA documents.

Future individual housing projects proposed are also subject to Implementing Policy 7.5.1.A.2 contained in the Conservation Element of the Dublin General Plan that requires completion of an air quality analysis for new development projects that could generate significant air emissions on a project and cumulative level. The analysis must also provide for site-specific measures to reduce any significant air quality impact to a less-than-significant level based on Bay Area Air Quality Management District standards.

- d) *Expose sensitive receptors to significant pollutant concentrations?* LS. The proposed Housing Element anticipates the construction of new dwelling units that could be occupied by sensitive receptor populations (senior citizens, chronically ill individuals, etc.). As required by the Dublin General Plan Implementing Policy 7.5.1.A.2 cited in the above subsection, future individual housing projects that could generate significant air emissions on a project and/or cumulative basis shall include specific measures to reduce specific air quality impacts to a less-than-significant level. This review will take place as part of the normal and customary City of Dublin review process, including but not limited to Stage 2 Development Plans and/or applications for Site Development Review permits, either or both of which would be required for development of any of the housing sites.
- e) *Create objectionable odors?* NI. The project would not result in new land uses that would emit objectionable odors. No impacts are therefore anticipated.

4. Biological Resources

Project Impacts

- a-c) *Have a substantial adverse impact on a candidate, sensitive, special-status species riparian habitat or wetlands?* LS. Future housing projects that could be constructed in the City of Dublin pursuant to the proposed Housing Element are subject to guiding policies contained in the Environmental Resources Management/ Conservation Element of the Dublin General Plan. This Element contains both guiding and implementing policies to protect stream corridors and riparian vegetation (Section 7.2), provisions for erosion and siltation control (Section 7.3) and protection of oak woodlands (Section 7.4).

Future development on housing sites in the Eastern Extended Planning Area are subject to environmental mitigation measures contained in the Eastern

Dublin EIR. This EIR identified potential impacts related to the general effects of potential development on biological resources in the Eastern Extended Planning Area, including direct habitat loss; indirect habitat loss due to vegetation removal for construction and development activities; and, loss or degradation of sensitive habitat (IM 3.7/ A, B, and C). The Eastern Dublin EIR also identified potential impacts related to wildlife species such as the San Joaquin Kit Fox, California Red-Legged Frog (CRLF), California Tiger Salamander (CTS), and others (IM 3.7/D , F-I, K-P, S). Raptor electrocutions associated with proposed high-voltage power lines were addressed in depth in the 1993 Eastern Dublin EIR (IM 3.7/L), and included Mitigation Measures (MM 3.7/26.0 and 3.4/42.0). Mitigation Measures were adopted to, among other things, prepare resource management plans, avoid development in sensitive areas, and revegetate disturbed areas (generally Mitigation Measure 3.7/1.0 – 28.0). All site-specific housing developments proposed within the Eastern Extended Planning Area are required to comply with all of these Mitigation Measures, including future housing projects anticipated in the proposed Housing Element.

Even with mitigation, the City concluded that the cumulative loss or degradation of botanically sensitive habitat was a significant and unavoidable impact (IM 3.7/C). Upon approval of the Eastern Dublin GPA/SP, the City adopted a Statement of Overriding Considerations for this significant unavoidable impact (City Council Resolution No. 53-93).

No significant biological resources, including but not limited to special-status plant or wildlife species, birds, fish or reptiles or their respective habitats or wetlands were identified in the Downtown Dublin Specific Plan EIR.

Development of the housing units would result in no new or more severe significant impacts related to biological resources than identified in the prior EIRs and no additional analysis is required.

- d) *Interfere with movement of native fish or wildlife species?* LS. Development on the housing sites must adhere to adopted Mitigation Measures identified in the above subsection. Development of the housing units would result in no new or more severe significant impacts related to movement of fish or wildlife species than identified in the prior EIRs and no additional analysis is required.
- e, f) *Conflict with local policies or ordinances protecting biological resources or any adopted Habitat Conservation Plans or Natural Community Conservation Plans?* NI. Identified housing sites lie within the Eastern Alameda County Conservation Strategy (EACCS) planning area. The City of Dublin utilizes the Conservation Strategy as guidance for environmental permitting for public projects, and private development projects are encouraged to use the EACCS as a resource as well. The Conservation Strategy embodies a regional approach to permitting and mitigation for wildlife habitat impacts associated with land development, infrastructure, and other activities. The Conservation Strategy is neither a Habitat Conservation Plan nor a Natural Community Conservation Plan, but is a document intended to provide guidance during the project planning and

permitting process to ensure that impacts are offset in a biologically effective manner. No impacts would therefore result.

5. Cultural Resources

Project Impacts

- a) *Cause substantial adverse change to significant historic resources?* NNI. A majority of potential housing sites in the Eastern Extended Planning Area (identified on Exhibit 3) are vacant and there would be no impact with substantial changes to historic resources. The Eastern Dublin EIR identifies the Croak property (Site 1 on Exhibit 3) as containing historic resources, including a house, barn, tack house and several outbuildings. The Eastern Dublin EIR determined that future development of the Croak site would remove or disturb resources on this site (Impact IM 3.9/C). Adherence to Mitigation Measures 3.9/7.0 -12.0 reduced this impact to a less-than-significant level by requiring historic resources proposed for development to be subject to in-depth archival research to determine the specific level of historic significance, encouraging the adaptive reuse of historic resources, evaluation by an architectural historian, recordation on the California Historical site inventory and similar measures. These measures would be applied to any future housing developments proposed on Site 1. The few existing structures on the rest of the Eastern Dublin sites shown in Table 2 are not historical resources. None of the sites in the DDSP area contain historical resources. Development of the housing units would result in no new or more severe significant impacts related to historical resources than identified in the prior EIRs and no additional analysis is required.
- b-d) *Cause a substantial adverse impact or destruction to archeological or paleontological resources, or human remains that may be interred outside of a formal cemetery?* NNI. The Eastern Dublin EIR identifies a remote but potentially significant possibility that construction activities, including site grading, trenching and excavation, may uncover significant archeological and/or paleontological resources on development sites within the Eastern Extended Planning Area. Mitigation Measures 3.9/1.0 through 3.9/4.0 for Impact 3.9/A require, subsurface testing for archeological resources, if such are found during site disturbance; recordation and mapping of such resources; and, development of a protection program for resources which qualify as "significant" under Section 15064.5 of the CEQA Guidelines (then Appendix K). Mitigation Measures 3.9/5.0 and 3.9/6.0, also were adopted to address Impact 3.9/B, the potential disruption of any previously unidentified pre-historic resources. These measures require cessation of construction activities until uncovered cultural resources can be assessed by a qualified archeologist and a remediation plan approved by the City of Dublin consistent with CEQA Guidelines.

Future housing developments in the Eastern Extended Planning Area that could be facilitated as a result of the Housing Element are required to comply with above measures to ensure these impacts will remain less-than-significant.

No identified historic, archeological, Native American or other cultural resources were identified in the Downtown Dublin Specific Plan EIR.

Development of the housing units would result in no new or more severe significant impacts related to subsurface archeological, paleontological or human remains than identified in the prior EIRs and no additional analysis is required.

6. Geology and Soils

Project Impacts

- a) *Expose people or structures to potential substantial adverse impacts, including loss, injury or death related to ground rupture, seismic ground shaking, ground failure, or landslides?* LS. The proposed project would facilitate construction of new dwellings through implementation of the proposed Housing Element. Potential impacts related to soil and geologic impacts on future residential construction are addressed in Seismic Safety Element of the Dublin General Plan. This Element addresses impacts related to groundshaking, ground rupture, and soil-based hazards, such as differential settlement, liquefaction and landslides. Guiding Policy 8.2.1.A.1 of this Element states that “geological hazards shall be mitigated or development shall be located away from geological hazards in order to preserve life, protect property and reasonably limit the financial risks to the City of Dublin and other public agencies that would result from damage to poorly located public facilities.”

For properties located within the Eastern Extended Planning Area, the Eastern Dublin EIR contains a number impacts and related of Mitigation Measures to reduce anticipated geology and soils impacts for site-specific development projects. These include:

- Mitigation Measure 3.6/1.0 reduced the primary effects of ground shaking (Impact 3.6/B) by requiring conformity with seismic safety requirements of applicable building codes. Even with adherence to this mitigation, this impact was considered significant and unavoidable.
- Mitigation Measures 3.6/2.0-7.0 reduced impacts related to the secondary effects of seismic ground shaking to a less-than-significant level (Impact 3.6/C). These measures require placement of structures set back from unstable landforms; stabilization of unsuitable land forms; use of engineered retention structures and installation of suitable subdrains and appropriate design of fill material; and, preparation of design level geotechnical studies.
- Mitigation Measures 3.6/9.0 and 10.0 reduced impacts related to substantial alteration of landforms in the Eastern Dublin area to a less-than-significant level by limiting grading on steeply sloping areas and

by appropriate siting of roads and structures to minimize grading (Impact 3.6/D).

- Mitigation Measures 3.6/11.0-13.0 reduced impacts related to shallow groundwater to a less-than-significant level (Impacts 3.6/F and G). These measures require submittal of detailed geotechnical investigations to investigate possible risks of groundwater conditions to proposed improvements, control of high groundwater through installation of subdrains and removal of stock ponds then in the Eastern Dublin area.
- Mitigation Measures 3.6/14.0-16.0 reduced impacts related to shrink-swell soil hazards to a less-than-significant level (Impact 3.6/H). These measures require controlling moisture in the soil surrounding individual development projects and appropriately designed foundations.
- Mitigation Measures 3.6/17.0-19.0 reduced impacts related to natural slope stability to a less-than-significant level (Impact 3.6/I). These measures require appropriate siting of improvements to avoid unstable soils, remedial grading where needed to remove unstable soils and installation of subdrains and other improvements to minimize soil stability impacts.
- Mitigation Measures 3.6/20.0-26.0 reduced impacts related to stability of cut-and-fill slope to a less-than-significant level (Impact 3.6/J). These measures require minimizing the use of grading when siting proposed improvements, conformance to local grading requirements, minimizing the angle of cut-and-fill slopes to 3:1 and use of engineering techniques to stabilize manufactured slopes.
- Mitigation Measures 3.6/27.0 and 28.0 reduced impacts related to erosion and sedimentation to a less-than-significant level (Impacts 3.6/K and L). These measures require general limitations on grading to avoid the rainy season of each year and require installation of erosion control improvements.

The Downtown Dublin Specific Plan EIR contains the following mitigation measures to reduce soils and geological impacts to a less-than-significant level:

- Mitigation Measure 3.3-1 reduced impacts related to seismic groundshaking and liquefaction (Impacts 3.3-2 and 3.3-3) to a less-than-significant level by requiring preparation of site-specific geotechnical reports for future developments. Each report shall evaluate the potential for liquefaction, lateral spreading and other seismic hazards. Each report shall include recommendations for foundation designs and structural elements to minimize seismic effects.

- Mitigation Measure 3.5-1a reduced impacts related to soil erosion from sites in the downtown area (Impact 3.3-4) to a less-than-significant level by requiring individual developers to file a Notice of Intent with the Regional Water Quality Control Board describing erosion control measures to be undertaken.
- Mitigation Measure 3.5-1b also reduced erosion impacts to a less-than-significant impact by requiring individual developers to file Stormwater Pollution Prevention Plan prior to site grading operations.

Development of the housing units would result in no new or more severe significant seismic-related geologic impacts than identified in the prior EIRs and no additional analysis is required.

- b) *Is the site subject to substantial erosion and/or the loss of topsoil?* LS. Although new housing would be constructed in the community pursuant to the proposed Housing Element of the General Plan, adherence to Best Management Practices (BMPs) as required by the Alameda County Clean Water Program and enforced by the City of Dublin as part of normal and customary review of individual development projects will ensure less-than-significant impacts regarding substantial soil erosion or loss of topsoil. These BMPs typically include but are not limited to installation of silt fences, sandbags and similar measures to minimize substantial erosion and loss of topsoil.
- c-d) *Is the site located on soil that is unstable or expansive and that could result in potential lateral spreading, liquefaction, landslide or collapse?* NNI. Potential geologic impacts of the housing sites were analyzed in the Eastern Dublin EIR and Downtown Dublin Specific Plan EIR. Mitigation Measures for future site-specific housing sites will ensure that impacts related to unstable soils, liquefaction, lateral spreading, landslide and other soil hazards will be less-than-significant. Development of the housing units would result in no new or more severe significant impacts related to soil instability than identified in the prior EIRs and no additional analysis is required.
- e) *Have soils incapable of supporting on-site septic tanks if sewers are not available?* NI. All new housing projects are required by the City of Dublin to connect to the local sewer system, maintained by the Dublin San Ramon Services District. No impacts would therefore result with regard to septic systems.

7. Greenhouse Gas Emissions

Discussion:

- a,b) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* LS. Housing development projects that would be facilitated by the proposed Housing Element would generate greenhouse gasses (GHGs) into the atmosphere. Primary

sources of GHG emissions include mobile sources from vehicles, energy use, water use, and disposal of material into landfills.

In July 2013, the City of Dublin adopted an updated and revised Climate Action Plan (CAP) The CAP includes an inventory of existing emissions within the City and a number of measures to reduce greenhouse gas emissions by 15% below the 2010 level of greenhouse gas emission by the year 2020.

Land uses assumed for the GHG inventory are based on General Plan land uses. The proposed Housing Element would not change any General Plan land use designations and would be consistent with ABAG regional growth projections..

The City's CAP is considered a "qualified" plan and may be used to assess GHG emissions of projects. Page 53 of the CAP notes that the City needs to consider the following points when determining if a project is consistent with the CAP. These include:

- The extent to which the project supports or includes applicable strategies or measures to advance the actions identified in the CAP;
- The consistency of plans with ABAG population or growth projections;
- The extent to which the project would interfere with implementation of CAP strategies, measures or actions.

Although no specific residential development is currently proposed, future residential uses will be required to comply with applicable provisions of the Community Design & Sustainability Element of the Dublin General Plan. The intent of this Element is to assist in reducing overall energy use and GHG emissions, consistent with the CAP directive to include measures that advance CAP strategies. Specific policies contained in this Element applicable to future individual housing projects include:

- Policy 10.9.3.C. Consider environmentally sensitive and energy-efficient building siting which minimizes impacts from wind, provides shade, reduces stormwater runoff, and maximizes opportunities for passive solar design, where feasible.
- Policy 10.9.3.E. Promote walking and bicycling through site and building design.
- Policy 10.9.3.F. Encourage alternative modes of transportation by providing priority parking for carpool and alternative energy vehicles, bicycle racks and lockers, showers for employees and easy access to adjacent regional trails and transit stops.
- Policy 10.9.3.K. Encourage development features that minimize the use of non-renewal energy consumption.
- Policy 10.9.3.O. Incorporate recycling and green waste containers into the design of sites and integrate into buildings where feasible.

Since the proposed Housing Element is consistent with the City's Climate Action Plan, greenhouse gas impacts is expected to be less-than-significant.

8. Hazards and Hazardous Materials

Project Impacts

- a) *Create significant hazards to the public or the environment through the routine transport, use or disposal hazardous materials?* NI. Implementation of the proposed Housing Element would not involve any industrial, manufacturing or similar land uses or activities that would use, generate, transport or store significant quantities of hazardous materials. The intent of the proposed Housing Element is to encourage construction of new housing in Dublin. No impact is anticipated with regard to this topic.
- b, c) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment or emit hazardous materials or handle hazardous or acutely hazardous materials, substances or wastes within one-quarter mile of an existing or proposed school LS.* The proposed Housing Element anticipates future residential development which is not expected to create hazardous emissions. A majority of the housing sites in the Eastern Extended Planning Area are vacant and have historically been used for agriculture. One or more candidate housing sites could contain some level of hazardous materials as a result of existing or previous uses or activities on that site or sites, including Site 5.

The Downtown Dublin Specific Plan EIR contains the following mitigation measures to reduce hazard impacts to a less-than-significant level:

- Mitigation Measure 3.5-1a reduced impacts related to transport, use, disposal and release of hazards during construction on sites in the downtown area (Impact 3.4-2) to a less-than-significant level by requiring individual developers to file a Notice of Intent with the Regional Water Quality Control Board describing erosion control measures to be undertaken.
- Mitigation Measure 3.5-1b also reduced impacts related to transport, use, disposal and release of hazardous material in the downtown area to a less-than-significant impact by requiring individual developers to file Stormwater Pollution Prevention Plan prior to site grading operations.
- Mitigation Measure 3.4-1 reduced impacts related to release of contaminated materials into the atmosphere from building demolition to a less-than-significant level by requiring testing of lead based paints and asbestos containing material prior to demolition. If found, contaminants must be removed prior to building demolition.

- Mitigation Measure 3.4-2 reduced impacts related to disturbance of soil or groundwater (Impact 3.4-4) to a less-than-significant level by requiring future development or substantial redevelopment projects in the downtown area to prepare Phase I Site Assessments to determine the presence or absence of contaminated material. If contaminants are found above recognized screening thresholds, additional testing and/or remediation is required,

The Eastern Dublin EIR did not analyze hazardous materials; however, any development on the housing sites in Eastern Dublin would be subject to extensive federal, state and local regulations. These regulations are detailed in the DDSP EIR and are the basis for that EIR's mitigation measures. The base regulations would also apply to development of all the housing sites. One or more candidate housing sites could contain some level of hazardous materials as a result of existing or previous uses or activities on that site or sites, including Site 5. As part of the normal and customary City of Dublin demolition permit process, future site-specific housing applicants must obtain clearance from the Bay Area Air Quality Management District regarding the presence of asbestos building materials, lead based paints and any other potentially hazardous materials that could be emitted during building demolition. If found, such materials must be remediated prior to commencement of demolition activities.

The housing sites would not use or generate hazardous materials and would not result in an identified hazardous materials site within a one-quarter mile radius of an existing or planned public school.

- d) *Be listed on a site that is included on a list of hazardous materials sites compiled on the Cortese List and, as a result, would create a significant hazard to the public or environment?* LS. None of the housing sites shown on Exhibit 3 are listed on the California Department of Toxic Substances Control (DTSC) Cortese List of hazardous sites as of July 13, 2014. The Cortese List identifies one potentially contaminated site in Dublin, which is the Parks RFTA (also known as Camp Parks). Parks RFTA is not located near any identified housing sites (see Exhibit 3) and no impact would result with respect to this topic.
- e,f) *Is the site located within an airport land use plan of a public airport or private airstrip?* LS. Housing sites 1, 2, 3, 6, 8 and 10 are located within the Airport Influence Area (AIA) of Livermore Municipal Airport, which is located south of the I-580 freeway in the City of Livermore. None of these sites are located in the Airport Protection Area (APA) however. Future housing projects constructed pursuant to the proposed Housing Element will be reviewed for compliance with the Airport Land Use Compatibility Plan for the Livermore Municipal Airport and, if applicable, will be referred to the Alameda County Airport Land Use Commission (ALUC) for review. None of the sites in the Downtown Dublin Specific Plan area are located within an airport land use plan. This is anticipated to be a less-than-significant impact.

- g) *Interference with an emergency evacuation plan?* NI. Future housing units constructed as a result of updating the Housing Element will be constructed on private lands and will be reviewed by the Dublin Fire Prevention Bureau, Police Department and Community Development Department to ensure that no interference with emergency plans would occur. No impacts are anticipated with regard to this topic.
- h) *Expose people and structures to a significant risk of loss, injury or death involving wildland fires or where residences are intermixed with wildlands?* NNI. A majority of housing sites within the Eastern Extended Planning Area are located within urban/wildland interface areas where there is a moderate to high potential for wildland fires. Future site-specific housing projects constructed on these sites are subject to Eastern Dublin EIR Mitigation Measures 3.4/9.0 -12.0 that requires individual development projects to incorporate fire safety components, including buffer zones, fire trails and fire breaks. With adherence to these measures, the impact of wildland fire will be less-than-significant.

No sites within the Downtown Dublin Specific Plan EIR are located in a wildfire area.

Development of the housing units would result in no new or more severe significant impacts related to wildfire than identified in the prior EIRs and no additional analysis is required.

9. Hydrology and Water Quality

Project Impacts

- a) *Violate any water quality standards or waste discharge requirements?* LS. Construction of new dwellings anticipated in the proposed Housing Element are planned for in the current Dublin General Plan and have been included in the Dublin San Ramon Services District (DSRSD) wastewater master planning by the District. District wastewater facilities do not exceed Regional Water Quality Control Board discharge requirements (

The issue of exceedances of water quality standards and waste discharge requirements have also been previously analyzed in earlier CEQA documents identified in the Earlier Analysis section of this Initial Study. Implementation of individual housing projects as facilitated by the Housing Element would not exceed waste discharge requirements imposed on DSRSD by the Regional Water Quality Control Board (source: St. Klodozie, DSRSD, 4/7/14).

In addition, regarding surface water quality impacts, the City of Dublin enforces the most recent NPDES water quality standards to ensure that potentially polluted runoff from upland sites into creeks, streams and other bodies of water are reduced to a less-than-significant level. This occurs during City review of all development applications.

This impact would be less-than-significant.

- b) *Substantially deplete groundwater recharge areas or lowering of water table?* NNI. The source of water to all dwellings in the City of Dublin is imported surface water supplied by DSRSD and Zone 7 Flood Control and Water Conservation District that does not primarily rely on local groundwater.

Mitigation Measures 3.5/49.0 and 50.0 contained in the Eastern Dublin EIR, minimized the impact of reduced groundwater recharge areas to an insignificant level (Impact 3.5/Z). The two Mitigation Measures require that facilities be planned and management practices selected that protect and enhance water quality and that Zone 7 programs for groundwater recharge be supported.

The Downtown Dublin Specific Plan EIR did not identify any significant impact with respect to groundwater recharge area or depletion of the local water table.

There would be no new or more severe significant impact with lowering of the water table or reducing the amount of groundwater recharge areas than analyzed in the prior EIRs and no additional analysis is required.

- c) *Substantially alter drainage patterns, including streambed courses such that substantial siltation or erosion would occur?* NNI. The proposed Housing Element identifies future housing sites on currently vacant or underutilized properties within the Eastern Extended Planning area and the Downtown Dublin Specific Plan area. The construction of future housing units could result in a greater quantity of stormwater runoff as a result of increasing the amount of impervious surfaces. The City of Dublin enforces Best Management Practices included in the Alameda County Clean Water Plan to minimize siltation and erosion from individual sites. These include both construction and post-construction BMPs, including but not limited to requiring installation of silt fences and straw bales on construction sites and frequent sweeping of parking areas, covering of solid waste dumpsters and other post-construction measures. Implementation of BMPs is required for all new development, so there would be no significant impacts from altered drainage patterns.

Eastern Dublin EIR Mitigation Measures 3.5/44.0-48.0 reduced the potentially significant impact of flooding from increased runoff (Impact 3.5/Y). These measures require storm drainage master planning (MM 3.5/46.0); natural channel improvements wherever possible (MM 3.5/45.0); drainage facilities that minimize any increased potential for erosion or flooding (MM 3.5/44.0); and, provision of facilities to control downstream flooding (MM 3.5/47.0). These measures are applied to new housing developments in Eastern Dublin to reduce impacts to drainage patterns and erosion to a level of insignificance.

No impacts to substantial alteration of drainage patterns were identified in the Downtown Dublin Specific Plan EIR.

Development of the housing units would result in no new or more severe significant impacts related to soil erosion than identified in the prior EIRs and no additional analysis is required

d,e) *Substantially alter drainage patterns or result in flooding, either on or off the project site, create stormwater runoff that would exceed the capacity of drainage systems or add substantial amounts of polluted runoff?* NNI. Refer to item “c,” above. No new or more severe significant impacts are anticipated with respect to this topic.

f) *Substantially degrade water quality?* LS. The City of Dublin requires all individual development projects, including future housing projects facilitated as a result of the proposed Housing Element, to meet Best Management Practices to ensure that water quality would be protected. Best Management Practices are described above in Section 8c of this Initial Study.

In addition, Mitigation Measures 3.5/52.0 -55.0 contained in the Eastern Dublin EIR reduced the impact of non-point source pollution into local waterways, including urban runoff, non-stormwater discharges, subsurface drainages and construction runoff (Impact 3.5/ AA). With the implementation of Mitigation Measures requiring each development to prepare project-specific water quality investigations addressing this issue, the development of a community-based non-point-source control education program and other requirements, this potential impact and potential cumulative impact would be reduced to a level of insignificance.

Mitigation Measures 3.5-1a and 3.5-1b included in the Downtown Dublin Specific Plan EIR reduced impacts related to degradation of water quality to a less-than-significant level.

A less-than-significant impact is anticipated with regard to this topic.

Development of the housing units would result in no new or more severe significant impacts related to water quality than identified in the prior EIRs and no additional analysis is required.

g-i) *Place housing within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map, or impede or redirect flood flow, including dam failure?* LS. Housing sites 1-6, 8 and 10 are not located within a 100-year flood hazard area (source: J. Imai, Dublin Public Works Department, 7/29/14). Although portions of sites 7 and 9 may partially be located within a 100-year flood hazard area, the City of Dublin prohibits construction of housing within flood hazard areas (see Dublin Municipal Code Section 7.24). Future individual housing projects on Sites 7 and 9 would need to avoid flood prone areas, elevate future housing above a flood hazard area or install other improvements to minimize flood hazards.

No flooding impacts were identified in the Downtown Dublin Specific Plan EIR.

Overall, this impact is expected to be less-than-significant.

- j) *Result in inundation by seiche, tsunami or mudflows?* NI. There are expected to be no impacts with regard to seiche or tsunami, since housing sites would be located inland from major bodies of water. As to mudflows, Mitigation Measures 3.6/ 17.0 through 19.0 contained in the Eastern Dublin EIR provide protection from slope failures of natural slopes (Impact 3.6/I) by limiting new development on unstable soils, removal and replacement of unstable soils and similar actions.

The DDSP area is flat and would not experience mudflows. Development of the housing units would result in no new or more severe significant \ impacts related to the above topics than identified in the prior EIRs and no additional analysis is required.

10. Land Use and Planning

Project Impacts

- a) *Physically divide an established community?* NI. Construction of future dwellings under the auspices of the proposed Housing Element would be allowed based on the Dublin General Plan and other land use regulatory documents, including the Eastern Dublin Specific Plan and Downtown Dublin Specific Plan and would not physically divide an established community. No impacts are anticipated.
- b) *Conflict with any applicable land use plan, policy or regulation?* NI. The proposed Housing Element includes potential housing opportunity sites, as required by the State of California. These are shown on Exhibit 3. No amendments are required to the Dublin General Plan and no rezonings are required to allow construction of anticipated dwellings. Future housing developments anticipated in the proposed Housing Element would be required to obtain subdivision maps, Site Development Review (SDR) permits, building permits and potentially other permits as applicable to individual housing sites from the City of Dublin.
- c) *Conflict with a habitat conservation plan or natural community conservation plan?* NI. No such plan has been adopted within the City of Dublin. There would therefore be *no impact* to a habitat conservation plan or natural community conservation plan.

11. Mineral Resources

Project Impacts

- a, b) *Result in the loss of availability of regionally or locally significant mineral resources?*
NI. No impacts would occur to any mineral resources, since no such resources are identified in the Dublin General Plan.

12. Noise

Project Impacts

- a) *Would the project expose persons or generation of noise levels in excess of standards established by the General Plan or other applicable standard:* NNI. Construction of future dwellings in Dublin under the auspices of the proposed Housing Element could be located on sites in moderate to high noise level areas of the community, including but not limited to Dublin Boulevard, Tassajara Road, Fallon Road and other arterial and collector roads. Future housing development on those sites could expose future residents to noise levels in excess of noise standards established in the Noise Element of the General Plan.

Other noise sources in the community include noise from BART operations and stationary noise sources associated with land uses and activities.

The Eastern Dublin EIR addressed noise impacts for residential uses located in this portion of Dublin. A number of mitigation measures were included in the Eastern Dublin EIR to reduce noise to residential uses, as follows:

Eastern Dublin EIR Mitigation Measure 3.10/1.0 reduced impacts to housing located along major roadways to a less-than-significant level by requiring developers of housing projects proposed within a future 60 decibel CNEL noise contour to complete an acoustic analysis to ensure that City and State noise standards can be achieved. This measure applies to future site-specific housing proposed on Housing Element sites within the Eastern Extended Planning Area. Mitigation Measure 3.10/3.0 for Impact 3.10/D similarly requires acoustic analyses for housing sites near Parks RFTA for compliance with City noise exposure levels; however, even with this mitigation, Impact 3.10/D was determined to be significant and unavoidable and a Statement of Overriding Considerations was approved (City Council Resolution No. 53-93). Mitigation Measure 3.10/6.0 requires the preparation of noise management plans for all mixed-use developments within the Eastern Extended Planning Area.

The Eastern Dublin EIR also determined that residences in existence as of certification of the Eastern Dublin EIR would be subject to increased roadway noise and that mitigation of this impact to a less-than-significant level was infeasible (Impact 3.10/B). This significant and unavoidable impact was included in the Statement of Overriding Considerations that was adopted with approval of the Eastern Dublin Specific Plan (City Council Resolution No. 53-93).

Future residential uses in the Downtown Dublin Specific Plan area are subject to Mitigation Measure 3.7-3 contained in the Downtown Dublin Specific Plan

EIR to reduce noise generated by mobile sources on residences to a less-than-significant level. This mitigation measure requires applicants for future development within the Downtown Dublin Specific Plan area to prepare site-specific noise studies to assess noise impacts and prepare appropriate noise reduction measures for such projects, including but not limited to setbacks from major noise sources, noise barriers, noise insulation and other features.

Development of the housing units would result in no new or more severe significant noise impacts than identified in the prior EIRs and no additional analysis is required

- b) *Exposure of people to excessive groundborne vibration or groundborne noise levels?* NI. It is unlikely that construction of future housing units allowed under the proposed Housing Element would result in significant levels of vibration, since normal construction methods would be used. No impacts are anticipated with regard to this topic.
- c,d) *Substantial permanent or temporary increases in permanent in ambient noise levels?* LS. Future residential development in Dublin resulting from implementation of the proposed Housing Element could cause a temporary increase in ambient noise levels as a result of construction activities, including but not limited to demolition of existing structures (if needed), site grading and preparation, and construction activities. The Eastern Dublin EIR includes Mitigation Measures 3.10/4.0 and 5.0 to reduce construction noise impacts to a level of insignificance through preparation and submittal of Construction Noise Management Plans to ensure compliance with local noise standards. The Downtown Dublin Specific Plan EIR includes Mitigation Measure 3.7-1 to require all project developers in the downtown Dublin area to prepare and implement Construction Noise Management Plans to minimize noise to surrounding properties.

Development of the housing sites must adhere to the Mitigation Measures cited above and there will be no new or more severe significant temporary noise impacts from construction activities related to future housing projects on sites identified in the proposed Housing Element than identified in the prior EIRs and no additional analysis is required. For potential permanent increases in noise levels, see item "a", above.

- e,f) *Be located within an airport land use plan area, within two miles of a public or private airport or airstrip?* NI. Several of the housing sites in the Eastern Extended Planning Area are within the Airport Influence Area (AIA) of Livermore Municipal Airport, and within two miles from this airport. As noted in the Eastern Dublin EIR, the 60 CNEL noise contour from the Livermore Municipal Airport does not extend into the Eastern Extended Planning area. None of the housing sites within the Downtown Dublin Specific Plan area are within two miles of a public or private airfield or airstrip. No impacts would result with respect to this topic.

13. Population and Housing

Project Impacts

- a) *Induce substantial population growth in an area, either directly or indirectly?* NI. Residential development that could be facilitated as a result of adopting and implementing the proposed Housing Element would not cause substantial population growth in Dublin, since anticipated dwellings are currently included in the Dublin General Plan, applicable Specific Plans and regional growth projections. No impacts are anticipated.
- b,c) *Would the project displace substantial numbers of existing housing units or people requiring replacement housing?* NI. Adoption of the proposed Housing Element and construction of residences pursuant to the proposed Element would not displace substantial numbers of people or residential dwellings. A majority of the sites in the Eastern Extended Planning Area are currently vacant or are occupied by a single residence. No existing housing would be displaced except as requested by the respective property owner, likely in connection with a future development application.

Displacement of a significant number of housing units or population was not identified as a significant impact in the Downtown Dublin Specific Plan EIR.

No impacts are anticipated.

14. Public Services

Environmental Impacts

- a) *Fire protection?* NNI. The City of Dublin contracts with the Alameda County Fire Department for fire suppression, emergency medical, rescue and fire inspection services. Additional housing that could be built in Dublin under the auspices of the proposed Housing Element could result in an increase in the number of calls for emergency services. The potential for increases in such calls as a result of additional housing development anticipated in the proposed Housing Element have been analyzed in earlier EIRs. These are identified in the Earlier Analysis section of this Initial Study.

Identified impacts to the provision of fire service were reduced to a less-than-significant level in the Eastern Dublin EIR by adherence to Mitigation Measures 3.4/6.0 through 11.0. These measures require the timing of facilities to coincide with new service demand from development; establishment of appropriate funding mechanisms to cover up-front costs of capital fire improvements; acquisition of future fire stations in Eastern Dublin; and, incorporation of Fire Department safety recommendations into the design of all future individual development projects in Eastern Dublin.

Future residential development in the Eastern Extended Planning Area is subject to the above Mitigation Measures to reduce fire service impacts to a

less-than-significant level. Future site-specific developments are also required to pay City of Dublin fire impact fees, which include funds to construct new local fire facilities.

No significant police protection impacts were documented in the Downtown Dublin Specific Plan EIR. Overall, there will be no new or more severe significant impacts to police protection than identified in the prior EIRs and no additional analysis is required.

- b) *Police protection?* LS. Similar to fire service, there would likely be an increase in the number of calls for service to the Dublin Police Department based on an increase in residential development.

The 1993 Eastern Dublin EIR included Mitigation Measure 3.4/1.0 that provides additional personnel and facilities and revisions to police beats as necessary in order to establish and maintain City standards for police protection service in Eastern Dublin. Mitigation Measures 3.4/3.0-5.0 reduced impacts to the Police Department by requiring incorporation of safety measures into the requirements of future development projects, appropriate budgeting of police services by the City and police review of individual development projects in the Eastern Dublin area.

Future site-specific housing developments that could be facilitated under the proposed Housing Element are required to adhere to these police protection measures to ensure such impacts will be less-than-significant. Future residential developments are also required to pay City public facilities fees, a portion of which is intended to fund new police facilities.

No significant police protection impacts were documented in the Downtown Dublin Specific Plan EIR. Overall, impacts to police protection are anticipated to be less-than-significant.

- c) *Schools?* LS. Public educational services in Dublin are provided by the Dublin Unified School District. The District maintains a number of K-12 schools throughout Dublin. There are also a number of private educational facilities in the community. Future residential development that could be facilitated by the proposed Housing Element would generate additional school-aged children that would need to be accommodated by local schools, however new residential development is subject to statutory school impact fees which will provide for new public educational facilities in the community. Therefore, impacts to schools are anticipated to be less-than-significant.
- d) *Maintenance of public facilities, including roads?* LS. Any new public facilities that would be constructed as part of any future housing development would be constructed to City standard so that a less than-significant impact would occur.
- e) *Solid waste generation?* LS. See item 17 (F-G), below.

15. Recreation

Project Impacts

- a) *Would the project increase the use of existing neighborhood or regional parks?* NNI. New dwellings built as a result of the proposed Housing Element would require new or expanded parks in order to maintain the City's park goal. City park goals are to provide a total of 5 usable acres of parkland per 1,000 residents, which includes 3.5 acres of larger community parks per 1,000 residents and 1.5 acres of smaller neighborhood parks and squares per 1,000 residents. The City also encourages development of an integrated trail network and other open spaces which are not included in the park ratio goals (source: *City of Dublin Parks and Recreation Master Plan*, 2006). The City of Dublin requires housing developers to either dedicate parkland to the City to meet City goals or pay an in-lieu public facility fee that includes funding to allow the City to purchase parkland.

Potential impacts with respect to increased demand for park facilities as a result of residential construction were analyzed in the Eastern Dublin EIR. Impact 3.4/K identified a potentially significant impact with demand for increased park facilities as a result of buildout of the Eastern Dublin Specific Plan area. A number of Mitigation Measures were included in the EIR to reduce this impact to a less-than-significant impact. Specifically, Mitigation Measures 3.4/20.0 through 28.0 addressed park mitigations. These measures called for the acquisition and development of additional parks in the Eastern Extended Planning Area, establishment of a continuous open space network that includes natural open spaces, and required preparation of a Parks and Recreation Master Plan. Future development of site-specific housing projects in the Eastern Extended Planning Area under the auspices of the proposed Housing Element is required to adhere to these measures.

A less than significant impact to parks or recreational facilities was identified in the Downtown Dublin Specific Plan EIR. Overall, there would be no new or more significant impacts to parks and recreation facilities than identified in the prior EIRs and no additional analysis is required.

- b) *Does the project include recreational facilities or require the construction of recreational facilities?* LS. As noted in the "a," above, the City of Dublin will require either dedication of parkland as part of new residential development or payment of park in-lieu fees. A less-than-significant impact is anticipated with regard to this topic.

16. Transportation/Traffic

Project Impacts

- a, b) *Cause an increase in traffic which is substantial relative to existing traffic load and street; or exceed LOS standards established by the County CMA for designated roads?* NNI. There would likely be increases in traffic on local roads, regional roads

and freeways as a result of the implementation of the proposed Housing Element.

Impacts of local and regional traffic from residential development have been analyzed in the previous CEQA documents adopted by the City and are identified in the Earlier Analysis section of this document. Many impacts related to transportation and traffic can be mitigated to a less-than-significant level by construction of roadway and other transportation improvements; however, as noted below, a number of transportation impacts have been determined to be significant and unavoidable in previous CEQA documents.

Impacts and mitigations from the Eastern Dublin EIR include:

- Mitigation Measures 3.3/1.0 and 3.3/4.0 were adopted which reduced impacts on I-580 between Tassajara Road and Fallon Road and on I-680 north of I-580 to a level of insignificance (Impact 3.3/ A and D).
- Mitigation Measures 3.3/2.0, 2.1, 3.0 and 5.0 were adopted to reduce impacts on the remaining I-580 freeway segments and the I-580/680 interchange (Impacts 3.3/B, C and E). Even with mitigations, however, significant cumulative impacts remained on I-580 freeway segments between I-680 and Dougherty Road and, at the build-out scenario of 2010, on other segments of I-580 (Impact 3.3/B and E) and this impact was included in the Statement of Overriding Considerations (City Council Resolution No. 53-93).
- Mitigation Measures 3.3/6.0, 7.0, 8.0, 9.0, 11.0 and 12.0 were adopted to reduce impacts to the Dougherty Road/Dublin Boulevard, Hacienda Drive/I-580 Eastbound Freeway Ramps, Tassajara Road/ I-580 Westbound Freeway Ramps, Santa Rita Road/I-580 Eastbound Freeway Ramps, Airway Boulevard/I-580 Westbound Freeway Ramps and along El Charro Road to a level of insignificance. These mitigations include construction of additional lanes at intersections, coordination with Caltrans and the neighboring cities of Pleasanton and Livermore to restripe, widen or modify on-ramps and off-ramps and interchange intersections, and coordination with Caltrans to modify certain interchanges. Development projects within the Eastern Dublin Specific Plan area are also required to contribute a proportionate share to the multi-jurisdictional improvements through the Eastern Dublin Traffic Impact Fee program and the Tri-Valley Transportation Development Fee program (Impacts 3.3/F, G, H I, K and L).
- Mitigation Measures 3.3/13.0 and 14.0 were adopted to reduce cumulative impacts on identified intersections with Dublin Boulevard and Tassajara Road (Impact 3.3/M and N). The identified improvements reduced Tassajara Road impacts to less than significant but Dublin Boulevard impacts remained significant and unavoidable due to road widening limitations. The impact at the Dublin Boulevard intersection was included in the Statement of Overriding Considerations (City Council Resolution No. 53-93).

- Mitigation Measures 3.3/15.0 to 15.3, 16.0 and 16.1 generally require coordination with transit providers to extend transit services and coincide pedestrian and bicycle paths with signals at major street crossings (Impact 3.3/O and P). These mitigations reduced the impacts to less-than-significant.

The Downtown Dublin Specific Plan contains the following transportation and circulation impacts and mitigation measures:

- Mitigation Measure 3.9-1 reduced impacts related to traffic increases on Metropolitan Transportation System (MTS) roadway segments in the downtown area in the near-term condition and cumulative condition (Impacts 3.9-1, -2 and -3) but not to a less-than-significant level. This measure requires the City to support Alameda County projects and programs to reduce traffic congestion, encourage downtown developers to implement Transportation Demand Management programs to reduce future vehicle use, implement pedestrian and bicycle improvements and collect Tri-Valley Transportation Development fees and local traffic impact fees to fund local transportation improvements.
- Mitigation Measure 3.9-4 reduced Impact 3.9-4 to a less-than-significant level. Impact 3.9-4 noted an increase in transit demand based on new development in the downtown area. This mitigation measure requires the City to continue to support and work with the local transit providers (LAVTA) to develop appropriate routes and increased service based on future demand.

With adherence to the previously adopted Mitigation Measures many traffic and transportation impacts related to the implementation of the Housing Element would be less-than-significant, although a number of cumulative impacts would remain significant and unavoidable. Future individual housing developments will also be required to pay traffic impact fees to the City to fund identified roadway and other transportation improvements.

There would be no new or more severe significant impacts with respect to traffic increases on local or regional roads, or Alameda County Congestion Management Agency (CMA) roads than have been previously analyzed. No additional analysis is required.

- c) *Result in a change of air traffic patterns?* NI. The proposed project would have no impact on air traffic patterns, since it involves updating the Housing Element of the General Plan.
- d) *Substantially increase hazards due to a design feature or incompatible use?* LS. Future individual housing projects that would be proposed in Dublin that would assist in implementing the proposed Housing Element will be reviewed by the City of Dublin staff to ensure that City public works and engineering standards

are met and no traffic or transportation design hazards would be created. This would be a less-than-significant impact.

- e) *Result in inadequate emergency access?* NI. No impacts would occur with regard to emergency access. Residential development anticipated in the proposed Housing Element would be on lands planned for urban development and subject to City design standards for streets and other improvements. Furthermore, any future construction is routinely reviewed by the Dublin Police and Fire Departments to ensure that adequate emergency access is provided.
- f) *Conflict with adopted policies, plans or programs supporting alternative transportation modes?* NI. As part of the normal and customary development review procedure, the City of Dublin will require the installation of sidewalks along adjacent roads if none exist, interior pathways, transit stops (as appropriate) and on-site bicycle parking facilities. Therefore, no impacts would result in terms of conflicts with policies, plans or programs supporting alternative transportation modes.

17. Utilities and Service Systems

Environmental Impacts and Mitigation Measures

- a) *Exceed wastewater treatment requirements of the RWQCB?* LS. Potentially significant impacts related to wastewater treatment capacity and consistency with Regional Water Quality Control Board (RWQCB) requirements were analyzed in the 1993 Eastern Dublin EIR and Impacts IM 3.5/ A through E and G generally addressed the then lack of a wastewater service provider as well as lack of a collection, treatment and disposal system. These impacts were reduced to a less-than-significant level by adherence to Mitigation Measures 3.5/ 1.0a to 9.0 and 11.0 through 14.0 that required development of adequate wastewater services and adherence to the Dublin San Ramon Services District's Master Plan to upgrade the RWCQB-permitted capacity to accommodate planned growth in the Eastern Extended Planning Area.

No significant impacts regarding wastewater treatment facilities were identified in the Downtown Dublin Specific Plan EIR.

Future site-specific housing developments that could be accommodated under the proposed Housing Element are required to adhere to these Mitigation Measures as well as paying required wastewater fees to ensure this impact is less-than-significant.

- b) *Require new water or wastewater treatment facilities or expansion of existing facilities?* LS. The Eastern Dublin Specific Plan and Downtown Dublin Specific Plan provide for both water and wastewater improvements to serve future development proposed within these areas. CEQA documents identified in the

Earlier Analysis section of this Initial Study analyzed the impacts of such facilities. All of the documents note that adherence to mitigation measures contained within each respective document will reduce impacts of new or expanded water or wastewater facilities to a less-than-significant level.

- c) *Require new storm drainage facilities or expansion of existing facilities?* NNI. See Hydrology section, 9d.
- d) *Are sufficient water supplies available?* LS. The issue of an adequate long-term water supply for the Eastern Extended Planning Area was analyzed in the Eastern Dublin EIR. Impact 3.5/Q identified a potentially significant impact with an increased demand for water. The Eastern Dublin EIR included Mitigation Measures 3.5/26.0 to 31.0 to reduce this impact to a less-than-significant level. These measures required imposition of water conservation techniques, implementation of water recycling and adding water supply improvements.

The Downtown Dublin Specific Plan EIR does not identify any significant impacts to water supplies.

The primary “retail” supplier of water in Dublin, Dublin San Ramon Services District (DSRSD), prepared a comprehensive update to their Urban Water Management Plan in 2010 to indicate that future site-specific development projects included in the Dublin General Plan could be supplied with an adequate amount of water. DSRSD has also commenced construction of a recycled (reclaimed) water supply system in the Eastern Dublin area that would supply non-potable irrigation water for future site-specific housing projects that could be accommodated by the proposed Housing Element.

Consistent with DSRSD’s utility master planning through its Urban Water Management Plan which anticipated development of the Eastern Dublin Specific Plan area and intensification of uses in Downtown Dublin, sufficient water supplies are expected to be available for future housing sites identified in the proposed Housing Element.

- e) *Adequate wastewater capacity to serve the proposed project?* LS. See item “a,” above.
- f,g) *Solid waste disposal?* LS. Solid waste generation and disposal was found to be a potentially significant impact in the 1993 Eastern Dublin EIR (see Impact 3.4/O and P). Adherence to Mitigation Measures 3.7/37.0 through 40 reduced this impact to a less-than-significant level. These measures required preparation of a solid waste management plan and updating of the City’s Source Reduction and Recycling Element/Household Hazardous Waste Element.

The DDSP EIR identified generation of solid waste as less than significant.

There would be no new or more severe significant impacts related to solid waste disposal than identified in the prior EIRs and no additional analysis is required

18. Mandatory Findings of Significance

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* No. The preceding analysis indicates that the proposed project would not have a significant adverse impact on cultural resources or have the potential to restrict the range of rare or endangered species, beyond impacts previously identified.
- b) *Does the project have impacts that are individually limited, but cumulatively considerable?* ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects). No, cumulative impacts of the proposed project have been analyzed in previous CEQA documents as identified in the Earlier Analysis section of this Initial Study.
- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* No. Based on the preceding Initial Study, no substantial effects to human beings, either directly or indirectly have been identified.

Initial Study Preparers

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Jane Maxwell, report graphics

Agencies and Organizations Consulted

The following agencies and organizations were contacted in the course of this Initial Study:

City of Dublin

Luke Sims, Community Development Director
Jeff Baker, Assistance Community Development Director
Marnie Delgado, Senior Planner
Jayson Imai, Senior Civil Engineer
Kit Faubion, Assistant City Attorney

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